



## **35 - THE DECK HOUSE SUMMER LAKE**

**SOUTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE, GL7 5LW**

**UPSIDE DOWN LIVING - A THREE DOUBLE BEDROOM (ALL ENSUITE) DETACHED LODGE WITH IT'S OWN ROOF TOP TERRACE OVERLOOKING SUMMER LAKE. PERMISSION TO INSTALL A LOG BURNER & AIR CONDITIONING.**

**£850,000 (UN-FURNISHED - LEASEHOLD)**

- **3 BEDROOMS - ALL EN-SUITE - ELECTRIC ROINTE HEATING THROUGHOUT**
  - **PRIVATE JETTY & PONTOON**
- **KARNDEAN FLOORING & SOLAR PANELS**
- **TRANQUIL VIEWS OVER SUMMER LAKE**

**Bedroom 1 13' 7" x 18' 0" (4.14m x 5.48m)**

En suite shower - fully tiled wall to ceiling. Stunning views over Summer Lake.

**Bedroom 2 11' 11" x 12' 7" (3.63m x 3.83m)**

Bedroom with a bathroom, WC and wash hand basin. Stunning views over Summer Lake.

**Bedroom 3 11' 11" x 12' 7" (3.63m x 3.83m)**

En-suite shower - fully tiled wall to ceiling.

**Kitchen/Living room 30' 8" x 23' 0" (9.34m x 7.01m)**

Karndean flooring throughout. Fridge/freezer, induction hob, Neff oven & dishwasher.

**Roof top terrace 34' 0" x 12' 2" (10.36m x 3.71m)**

Composite Decking with raised views over Summer Lake.

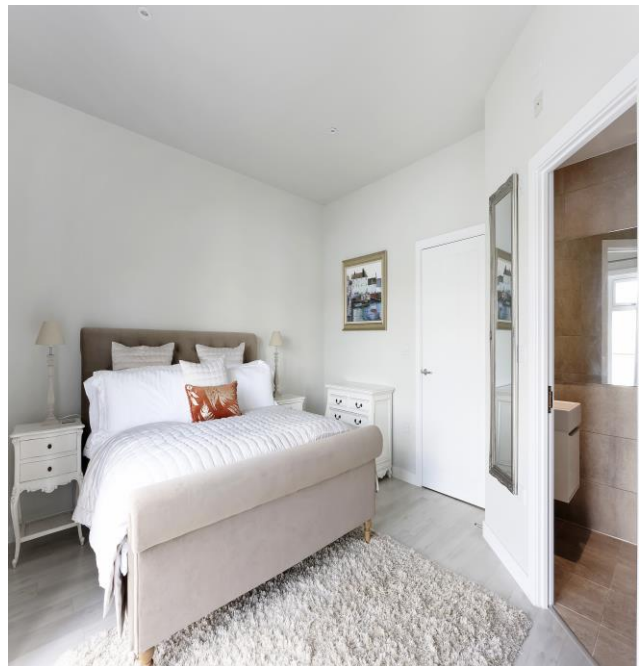
**Management**

Barnsdales are the managing agents for Summer Lake. Ground rent = £2,184.04 Incl. Vat per annum.

Service Charge = £3,545.67 Incl. Vat per annum. 12 months occupancy as a holiday home.

**Utility room**

Utility room off the hallway with plumbing for a washing machine and condensing dryer.



Watermark, Summer Lake, South Cerney,  
Cirencester, Gloucestershire. GL7 5LW  
Tel: 01285 869031 Fax: 01285 862977  
E-mail: [markbrown@watermarkcotswolds.com](mailto:markbrown@watermarkcotswolds.com) [www.watermarkcotswolds.com](http://www.watermarkcotswolds.com)

## SERVICE CHARGES

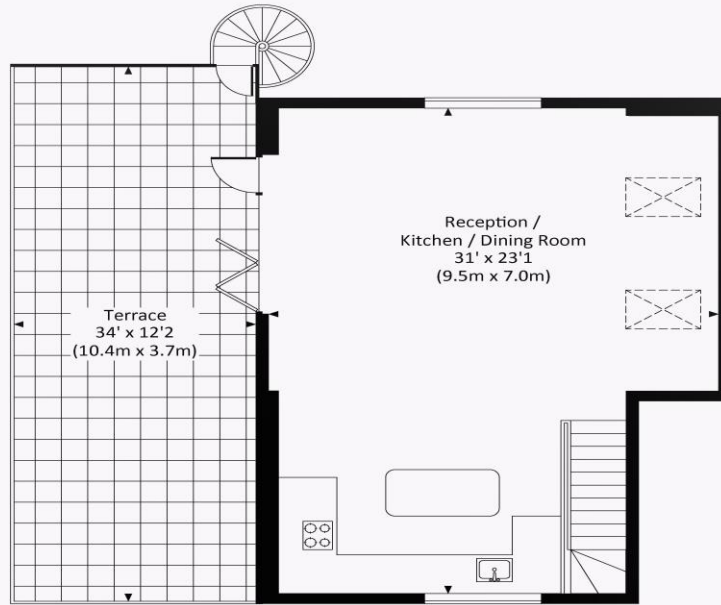
### Summer Lake.

This includes:

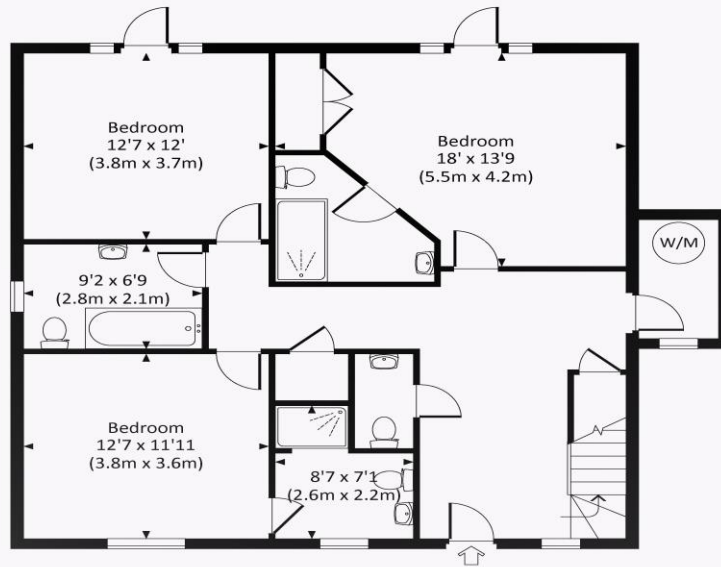
- Refuse collection
- Pest control
- Sewage system
- Accounting costs
- Professional fees
- Grounds maintenance
- Misc repairs & equipment replacement
- Lake maintenance
- Managing agents' fees
- Electricity (on site - not individual lodge bills)
- Site manager costs
- Groundsmen's wages
- Site lighting

# SUMMER LAKE, GL7

Approx. gross internal area  
1658 Sq Ft. / 154.0 Sq M.



FIRST FLOOR



GROUND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.  
Photography and Floor Plans by [www.thedowlingco.com](http://www.thedowlingco.com) - +44 7793 974 209

# Energy Performance Certificate



35 Summer Lake, The Watermark, Spine Road East, South Cerney, CIRENCESTER, GL7 5LW

Dwelling type: Detached house  
 Date of assessment: 30 July 2015  
 Date of certificate: 30 July 2015  
 Reference number: 8909-5103-0639-0577-0353  
 Type of assessment: SAP, new dwelling  
 Total floor area: 156 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

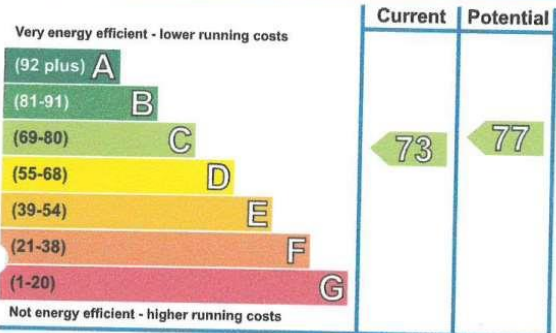
Estimated energy costs of dwelling for 3 years:	£ 4,518
Over 3 years you could save	£ 471

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 231 over 3 years	
Heating	£ 3,327 over 3 years	£ 3,342 over 3 years	
Hot Water	£ 960 over 3 years	£ 474 over 3 years	
<b>Totals</b>	<b>£ 4,518</b>	<b>£ 4,047</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

### Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 471